

State of New Jersey
State Agriculture Development Committee

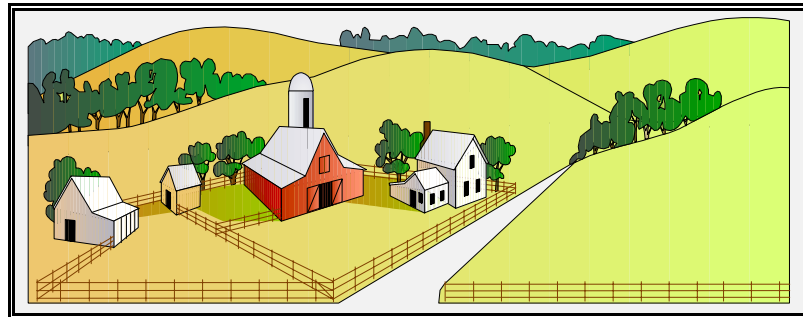
PUBLIC AUCTION SALE

± 49 Acre Farm

(formerly known as the Bielanski Farm)

Hamilton Township, Mercer County, NJ

A New Jersey Farmland Preservation Project



Property:	Block 2735, Lot 73
Location:	Hamilton Township, Mercer County
Farm Tours:	11:30 a.m., December 18, 2002 11:30 a.m., January 3, 2003
Auction Registration:	Noon, January 16, 2003
Auction:	11:30 a.m., January 17, 2003
Minimum Bid:	\$160,000
Minimum Deposit:	\$10,000
Bidding Increments:	\$5,000

CONDITIONS OF SALE:

The property is offered and sold "AS IS", with a Minimum Initial Bid of \$160,000. The SADC reserves the right to reject any and all bids including the highest. A deposit of \$10,000 **must** be submitted with the "Application to Qualify As a Bidder to Purchase Property by Auction". This payment shall be either Certified, Cashier or Traveler's check payable to the State of New Jersey, State Agriculture Development Committee. A combination of these instruments will be acceptable. No exceptions will be made. Applications and deposits, submitted to the State Agriculture Development Committee, P.O. Box 330, Trenton, NJ, 08625, must be in writing and received by noon, Thursday, January 16, 2003.

Notification of receipt of deposit will be either faxed or mailed to all qualified bidders by the end of the business day of Thursday, January 16, 2003. The public auction will be held at 11:30 a.m., Friday, January 17, 2003. The successful bidder will be required to sign an Agreement for Sale of Property by Auction within five days of the close of the auction. A copy of this Agreement is available for inspection upon written request. The balance of the total purchase price is payable at the time of transfer of title. **The sale is not conditioned on the buyer obtaining financing or local approvals.**

This public auction has been authorized by the State Agriculture Development Committee (SADC). Any conveyance of this property by the SADC shall include a covenant that:

- 1) prohibits any development of the premises for non-agricultural purposes;
- 2) states that the land shall be retained for agricultural use and production;
- 3) shall run with the land in perpetuity; and
- 4) states that the severed development rights shall be held by the State of New Jersey, SADC. The SADC shall monitor and enforce the covenant and the restrictions listed in the Deed.
- 5) The following conditions will also apply to the property:
 - a. A "Preserved Farmland" sign shall be posted on the property;
 - b. The Premises shall be auctioned with the federal language known as "Contingent Right in the United States of America" as contained in the "Cooperative Agreement Between the United States of America and the State of New Jersey, State Agriculture Development Committee"
 - c. There shall be no further division of the premises.
 - d. There is no residual dwelling site opportunity associated with this property.

THE PROPERTY:

The subject property consists of one tract with 1,086 feet of frontage along Yardville-Allentown Road (County Route 524), 1,512 feet of frontage along Merrick Road and 50 feet of frontage along the terminus of Roseville Lane. The 49+/- acre parcel is at road grade.

Based on the USDA, Natural Resources Conservation Service soil survey, approximately 57% of the soils are classified as Prime farmland and 43% are of Statewide importance. Approximately 93% of the acreage is tillable cropland.

The construction of agricultural buildings is not limited by the deed restrictions.

Utilities: *Public Utilities:* Currently no utilities on site. Electric and telephone are available to the site.

Zoning: *Residential:* Note: The subject property is deed restricted for agricultural purposes in perpetuity.

Taxes: 2001 Real Estate Taxes: \$1,103.27
Block 2735, Lot 73

Environmental

Site Assessment: A Phase I Environmental Site Assessment was completed on March 22, 2002 by HESA Environmental Company. The report is available for review at the SADC office.

Home Inspection: No home on this property. No ability to place a home on this property.

Survey and Title: A survey certified to the SADC will be furnished to the Purchaser for informational purposes only. The SADC will not issue a survey certification to the Purchaser. If Purchaser wishes to obtain a survey certified to Purchaser or its title insurer, Purchaser has the option to obtain such survey at Purchaser's cost and expense. A title search may be obtained at the discretion of the Purchaser.

FARM TOUR:

SADC staff will lead tours of the property and will answer questions that interested persons may have regarding the property at 11:30 a.m., Wednesday, December 18, 2002 and 11:30 a.m., Friday, January 3, 2003. Those interested in attending the farm tour should meet at the Bielanski Farm, corner of Yardville-Allentown Road and Merrick Road, Hamilton, New Jersey.

PUBLIC AUCTION:

Time & Date: 11:30 a.m., Friday, January 17, 2003

Location: Health and Agriculture Building
Market and Warren Streets
Trenton, New Jersey

Prospective bidders are required to submit an "Application to Qualify As a Bidder to Purchase Property by Auction" and place a deposit with the SADC by noon, Thursday, January 16, 2003 in order to participate. On Friday, January 17, 2003 qualified bidders, or their authorized representative, will participate in the auction in person. The highest bid will be the successful purchaser. **If you are interested in bidding, a complete "Application to Bid" package can be obtained by visiting the SADC website at www.state.nj.us/agriculture/sadc/sadc.htm, or by calling 1-800-474-5314.**

The SADC compiled this information sheet to benefit prospective purchasers. To the best of its knowledge, this information is accurate. The State of New Jersey, SADC does not assume any liability for inaccuracies and respectfully instructs all interested parties to independently verify this information.

SADC/Farm Auction
formerly the Bielanski Farm
Block 2735, Lot 73
Hamilton Township, Mercer County
Soil Map

Soil Designations

Prime Soils: Includes all those soils in Land Capability Class I and selected soils from Land Capability Class II. Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not excessively erodible or saturated with water for a long period of time and they either do not flood or are protected from flooding.

(Symbol)	(Soil Type)	(% slopes)
SrB	Sassafras sandy loam	2 to 5 percent slopes
SyB	Sassafras Woodstown sandy loam	-

Statewide Importance: Includes soils in Land Capability Class II and III that do not meet the criteria as Prime Farmland. These soils are nearly Prime Farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods.

Mq	Mattapex and Bertie loams	-
Ot	Othello silt loam	-
SrC	Sassafras sandy loam	Gently undulating
SrC2	Sassafras sandy loam	5 to 10 percent slopes

Soils



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bielanski Corporation
Block 2753 / Lot 73
Hamilton Twp.
Mercer County



Key



Property in question
Soil type boundaries

500 0 500 Feet

A horizontal scale bar with markings for 500 feet on either side of a central zero point.

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:
N.J.D.E.P. Soils data
N.J.D.E.P. 1995/1997 IRC Aerial Image

6/21/01

NJ State Agriculture Development Committee - Soil Calculations

6/20/01

COUNTY	MUNICIPALITY	BLOCK	LOT	SOIL-LABEL	ACRES
				Mq	7.32
				Ot	5.55
				SrB	13.85
				SrC	3.11
				SrC2	4.60
				SyB	13.05
Mercer	Hamilton Twp.	2735	73	TOTAL	47.48
				APPLICATION TOTAL	47.48

Estimated Percentages



Source: N.J.D.E.P. Soils Data

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Location Map

